

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, October 14, 2013, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Colette George

(left at 6:45 p.m.)

Vice-Mayor Mike McIntire

Alderman Tom C. Parham

Alderman Tom Segelhorst

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall. Absent: Alderman Jantry Shupe.
3. **DISCUSS "ROAD DIET" FOR SR 36.** City Manager for Development Jeff Fleming presented this item. He stated the plan was to reduce the downtown portion of Center Street from four lanes down to three lanes that will consist of two outside lanes and a continuous center turn lane. Since TDOT is repaving the road next year, the new striping will be of no cost to the city, but the decision has to be made by November the first and submitted to TDOT. Mr. Fleming provided statistics to support this change and answered questions from the board. There was considerable discussion among the board, staff and citizens present. Mayor Phillips had staff confirm that if it doesn't work it can be changed back to the original design for less than \$100,000. Public Works Director Ryan McReynolds presented the plan for the portion of the Center Street project east of downtown. There was some discussion from the board suggesting other options be recommended at the business meeting tomorrow night.
4. **UPDATE ON SBK ANIMAL SHELTER.** Sullivan County Commissioner Joe Herron gave a presentation on the improvements to services that have been made at the animal shelter since July 1, 2011. He provided details on current projects including fund raising and landscaping. Mr. Herron also discussed future goals such as a more central location and increasing educational efforts.
5. **DISCUSS THE OLD ARMORY SITE.** City Manager Campbell gave information on this item, stating there has been a request to buy this property in order to provide an incubator site for the region for manufacturing. He provided details on the property and stated Holston Business Development Group has asked for assistance from the City of Kingsport as well as Hawkins County to make the purchase. Vice-Mayor McIntire pointed out the city was essentially co-signing a note.

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6. DISCUSS POSSIBLE INCENTIVES FOR SINGLE-FAMILY HOUSING FOR PROFESSIONALS. City Manager Campbell provided details on this item, noting the lack of options for homes priced over \$400,000. Alderman George gave details on the difference in the available market by comparing Kingsport and Johnson City. There was considerable discussion. Mayor Phillips pointed out there have also been complaints regarding the lack of apartments as well. Assistant City Manager for Development Jeff Fleming stated there has been 600 apartment units constructed in Johnson City since 2008 and none in Kingsport.

7. WORK SESSION TICKLER. Mayor Phillips commented on the Welcome Center opening next week. Alderman Segelhorst commented on the employee wellness center. City Attorney Billingsley discussed the hours of the clinic and the services provided. Vice-Mayor McIntire pointed out the traffic building should be about finished and suggested an open house.

8. REVIEW OF AGENDA ITEMS ON THE OCTOBER 15, 2013 REGULAR BUSINESS MEETING AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.D.2 Consideration of a Resolution Authorizing the Mayor to Execute All Necessary and Proper Documents to Renew the Agreement with United Healthcare for Medicare Advantage Insurance (AF: 254-2013). City Manager Campbell stated this is the third year and there are no major changes.

VI.D.3 Consideration of a Resolution Approving a Memorandum of Understanding with the Kingsport City School System for the J. Fred Johnson Stadium Renovation Project (AF: 264-2013). City Manager Campbell noted this project was officially approved at the last meeting, stating this provides some flexibility.

VI.D.4 Consideration of a Resolution Authorizing the Mayor to Sign All Documents Necessary to Apply for and Receive a Transportation Alternatives Grant from the Tennessee Department of Transportation (AF: 261-2013). City Manager Campbell provided details on the location of this one mile extension of the greenbelt. He pointed out the city applied for this grant last year but was unsuccessful, noting these are often granted on the second or third year.

VI.D.6 Consideration of a Resolution Approving an Agreement with Kingsport Indian Springs, LLC, c/o Jefferson Bennett Development Group, LLC, and Authorizing the Mayor to Execute the Agreement and All Other Documents Necessary and Proper to Effectuate the Purpose of the Agreement (AF: 231-2013). Assistant City Manager for Development Jeff Fleming provided details on the installation of traffic light at the Indian Springs Shopping Center, similar to what happened at Reedy Creek Terrace. \$150,000 will come from the MPO with a 2.1 year payback period. Mayor Phillips commented the neighborhood will have to support this. Some discussion ensued.

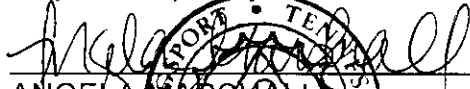
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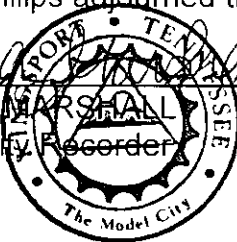
BOARD COMMENT. Mayor Phillips commented on the announcement made by Bristol Motor Speedway announcing a future game between the University of Tennessee and Virginia Tech. He stated they are estimating 165,000 attendees which would have a significant positive financial impact on the region.

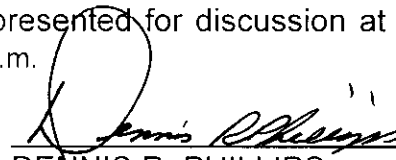
PUBLIC COMMENT. None.

9. DISCUSSION ON CITY VISION AND STRATEGY PROCESS. Assistant City Manager for Development Jeff Fleming discussed the hierarchy of needs for the future of Kingsport, including infrastructure, safety/security, jobs/economy, neighborhoods/housing/development and education. He proposed a timeline to talk about these issues over the next several work sessions, which will begin early to allow staff to highlight and discuss five challenges in each area.

10. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 7:25 p.m.


ANGELA MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor